

MILFORD PLANNING BOARD MINUTES
January 20, 2004
Board of Selectmen's Meeting Room, Town Hall, 6:30 PM

PRESENT: Steve Sareault, Chairman
Noreen O'Connell, BOS Representative
Dick D'Amato
Tom Sloan
Jim Dannis
Walker Fitch

Bill Parker, Director Planning/Community Development
Lincoln Daley, Staff Planner
Bobbi Schelberg, Admin Assistant

EXCUSED: Paul Amato, Vice-Chairman

AGENDA ITEMS

1. **Minutes** – November 18, 2003 & December 16, 2003
2. **Town of Milford/US Cellular – 1 Union Square, Town Hall – Map 26, Lot 178** – Site Plan for a telecommunication facility. (Tabled from 12/16/03)
3. **Sharon P. Chappell Family Trust / Echo Farms of Milford, LLC. – Map 56, Lots 62,64** - Lot Line Adjustment and Minor Subdivision. (New Application/Public Hearing)
4. **Portrait Homes, Inc. / Bower Revocable Trust – Christmas Tree Land & Richardson Road – Map 1, Lot 11 & Map 2, Lot 17** – Lot Line Adjustment. (New Application/Public Hearing)
5. **Joseph Raczek – 380 Nashua Street – Map 30, Lot 36** - Minor Site Plan for the construction of a 288 square foot addition to an optometry shop. (New Application/Public Hearing)
6. **Falcon Ridge/River Road Trust - Maple St. & Whiting Hill Rd. - Map 3, Lots 4 & 5** - Open space subdivision consisting of 46 lots. (New Application/Public Hearing)
7. **Hitchiner Mfg. Co./Barrett – Elm St. – Map 7, Lot 6** – Site plan for a golf driving range. (Tabled from 12/16/03)
8. **Hugh & Aubrey Barrett - Elm St. –Map 7, Lots 10 &10-2** – Site Plan for an 18-hole golf course. (Tabled from 12/16/03)
9. **Steve Trombly – North River Road / Homestead Circle – Map 5, Lot 3** - Design Review for an Open Space Subdivision consisting of 12 Lots. (Public Hearing)

10. **Jamin Warren / Wyman Farm, LLC – Ponemah Hill Road – Map 54, Lots 1, 1-1 & Map 53, Lots 25,26** - Design Review for Open-Space Subdivision consisting of 13 lots. (Public Hearing)

11. **Other**

Milford Planning Board Minutes – January 20, 2004

1. **Minutes** – B. Parker stated that the November 18th and December 16th meeting minutes still needed changes and he was making final edits. Noreen O'Connell moved to table approval of the minutes to February 17th, seconded by Jim Dannis. All in favor.
2. **Town of Milford/US Cellular – 1 Union Square, Town Hall – Map 26, Lot 178** – Site Plan for a telecommunication facility. (Tabled from 12/16/03)

Katie Chambers, Town Administrator and representative for the Town, stated the Town was withdrawing the application for the proposed cell tower. The Selectmen were moving forward to attain an independent consultant to evaluate the current tower for structural integrity and determine if the structure needs replacing. If the tower needs to be replaced, the consultant will determine what options are available to the town to maintain/enhance emergency communications within the town. The final report will be presented to the Planning Board and Zoning Board for review if/when the Board of Selectmen decides to replace the current tower structure.

It was noted that a site walk was conducted on January 17, 2004 with Ted Bartlett, Milford resident and communications expert, who stated that the structure needs to be replaced. A brief discussion ensued regarding the need for clarification from Town counsel on zoning issues, and the Board thanked K. Chambers for the presentation.

3. **Sharon P. Chappell Family Trust / Echo Farms of Milford, LLC. – Map 56, Lots 62,64** - Lot Line Adjustment and Minor Subdivision. (New Application/Public Hearing)

Jim Dannis moved that the application presented no potential regional impact, seconded by Dick D'Amato. All in favor. J. Dannis moved to accept the application, seconded by D. D'Amato, all in favor.

Dawn Tuomala, of Monadnock Surveying and representing the Chappell Family Trust explained that approximately .427 acres (Parcel A) will be transferred by Echo Farms, LLC (Lot 56/64) to the Chappell Farm Trust Lot 56/62. Following this adjustment, Echo Farms, LLC will subdivide out a 7.95-acre lot (Lot 56/64-1) and a 4.72-acre lot (56-64-2) from Lot 56-64.

The Board raised several questions regarding the frontage of each lot and the point in which the Class V portion of Echo Road turns into Class VI. The board also inquired about the current and future plans for lot 56-64 and whether it was to be further subdivided. D. Tuomala responded that their research indicated Echo Road became Class VI at

approximately where the current gravel road ends at the farm house on 64-1 and this is noted on the plan. She also noted that there were no further subdivision plans at this time.

The Chairman then opened the public hearing.

Matt Bernard, abutter, asked where the proposed house on 64-2 might be located, and noted reservations about any further driveways along Foster Road. D. Tuomala answered that a house hadn't yet been proposed, but a driveway would likely be between Colburn and Echo Roads. It was noted by the Board that the Town has regulations regarding driveway grades and scenic road alterations. There was further discussion on the status of Foster Road as a scenic road, road rights-of-way, and frontage. The Chairman then closed the public hearing.

Dick D'Amato motioned to approve the subdivision subject to the following:

That prior to the signing of the plan:

1. recommendations from the January 20, 2004 staff report be incorporated into the plan;
2. a note be added stating Foster Road is a scenic road and any proposed modifications to the stone wall or tree cutting be subject to a scenic road public hearing;
3. that the driveway for Lot 56-64 be off Echo Road;
4. that there verification with the Department of Public Works relative to additional right-of-way dedication on Foster Road (generally 25' from centerline) and provision to the Town of deed dedicating this additional right-of way, if necessary.

The motion was seconded by Walker Fitch. All in favor.

4. Portrait Homes, Inc. / Bower Revocable Trust – Christmas Tree Land & Richardson Road – Map 1, Lot 11 & Map 2, Lot 17 – Lot Line Adjustment. (New Application/Public Hearing)Portrait Homes/Bower Revocable Trust – Lot Line adjustment)

Walker Fitch made a motion that the plan represented no potential regional impact, Dick D'Amato seconded, all in favor. T. Sloan made a motion to accept the application, seconded by D'Amato, all in favor.

Dave Asselin, owner of Lot 1-11 explained that the purpose of this proposal was to revise Lot 1-11 and Lot 2-17 by adding approximately .153 acres (Parcel A) from Lot 1-11 to Lot 2-17. This transfer is to go to the Bowers (owners of Lot 2-17). As explained by D. Asselin, the transfer makes sense because it allows a squaring off of the Bowers property. The transfer of land does not significantly affect the approved open space or the drainage easements of the Christmas Tree Lane subdivision.

The Chairman opened the public hearing. There was no abutter input. The Chairman closed the public hearing.

J. Dannis made a motion to approve the lot line adjustment; T. Sloan seconded the motion and all in favor.

5. **Joseph Raczek – 380 Nashua Street – Map 30, Lot 36** - Minor Site Plan for the construction of a 288 square foot addition to an optometry shop. (New Application/Public Hearing)

J. Dannis made a motion that the application represented no potential regional impact; seconded by D'Amato, all in favor. J. Dannis made a motion to accept the application, seconded by D'Amato, all in favor.

Joseph Raczek, applicant and new owner of 380 Nashua Street, explained he has had an optometry practice for seventeen years and is presently located next to the District Court on Elm Street. In seeking a new location, J. Raczek went before the Zoning Board and received a Special exception for a non-conforming use for a 4,000 square foot office on Nashua Street. The proposal will not affect the Finer Cut Beauty Salon which currently exists in the building he has purchased. With the exception of some minor landscaping and sidewalk work, the rest of the property will remain the same with the proposed relocation of the optometry business.

The Chairman opened the public hearing. There were no questions or comments from the abutters or audience. The Chairman closed the public hearing. D. D'Amato made a motion to approve subject to the following staff conditions:

1. A note be added to the site plan that all proposed lighting be downcast;
2. That any technical drainage, landscape, parking, and sidewalk revisions be added to the site plan.

The motion was seconded by J. Dannis, all in favor.

6. **Falcon Ridge/River Road Trust – Maple Street & Whiting Hill Road – Map 3, Lots 4 & 5** – Open space subdivision consisting of 46 lots. (New Application/Public Hearing)

The Chairman recognized J. Dannis who asked Planning Director B. Parker if checklist items had been met in terms of completeness to allow the Board to accept the application. B. Parker answered in the affirmative stating that all application items have been met. Jim Dannis moved to accept the application, Walker Fitch seconded the motion, all in favor. (Note for the record that the regional impact hearing for Falcon Ridge was previously held on December 16, 2003).

Jay Heavisides, of Meridian Land Services and representing the applicant, began by presenting the Board the drainage plan for review, then proceeded to discuss phasing options and construction cost justifications. J. Heavisides noted that construction costs will vary between \$125/linear foot to \$465/linear foot, with the first 1500 feet of road being the most expensive due to length before reaching home sites and the amount of drainage and utility work. The hoped for phasing would be for 22 lots in the first phase. lots constructed in first phase.

Phase I would end with a temporary turnaround, Phase II would be the connector road to Whiting Hill Road. Phase III would be the cul-de-sac. Discussion by the Board followed with these issues:

- Road grades and emergency vehicle access
- Necessary time to complete each phase
- Bonding of entire project at one time or in phases, particularly relative to the need to provide the road connection as soon as possible.

Board members in general felt it was very important to insure a connection between North River Road and Whiting Hill Road, but acknowledged that phasing can be driven by the high cost of the road.

J. Heavisides noted that he had been asked to do the cost analysis which he had brought back for this evening's meeting. J. Heavisides noted that they needed more lots up front to justify the larger upfront costs, and that each phase would likely take about one year, making this a three year project.

J. Heavisides then reviewed the drainage for the developed site, which would eventually end up at the southerly end of the hill near North River Road. J. Heavisides noted that there is proposed a 15,000 gallon cistern for fire protection, and cross country sewer. S. Sareault questioned the maintenance of any utilities and drainage located to the rear of the lots. Jay responded that maintenance should be minimal but that access will be provided.

Board had concern that all lots have access to the open space and whether North River Road could handle the additional traffic from this development. B. Parker responded that the NRPC had looked at the project at the time of regional impact and determined that the number of trips generated from this development would not cause any problems.

A previous request by the Conservation Commission to look at where a bike/pedestrian trail was addressed by J. Heavisides, who noted that he did not see where this could occur due to the lack of room along North River Road adjacent to the River. D. Fitzpatrick, Conservation Commission stated that the project needed imagination.

The Chairman then opened the public hearing and recognized D. Fitzpatrick who stated the open space plan allowed for larger areas better for wildlife travel. Board members questioned access from individual lots and asked for more connectivity.

Walter Barker, Whiting Hill Road, wanted to know if the board is aware that across the street from the lots there is a new ball field and park going in which would increase traffic.

The Chairman then closed the public hearing, and S. Sareault asked staff about the status of the engineer's review. B. Parker suggested that the Board table until all the work is completed, including a development agreement.

Dick D'Amato made a motion to table the application to February 17th, J. Dannis seconded and all in favor.

7. Hitchiner Mfg. Co./Barrett – Elm St. – Map 7, Lot 6 – Site Plan for a golf driving range.

The applicant asked that this item be tabled pending ongoing review. J. Dannis moved to table to the February 17th meeting, W. Fitch seconded and all in favor.

8. Hugh and Aubrey Barrett – Elm St. – Map 7, Lots 10 & 10-2 – Site Plan for an 18-hole golf course.

The applicant asked that this item be tabled pending ongoing review. J. Dannis moved to table to the February 17th meeting, D. D'Amato seconded and all in favor.

9. Steve Trombly – North River Road/Homestead Circle – Map 5, Lot 3 - Design Review for an Open Space Subdivision consisting of 12 Lots. (Public Hearing)

The Chairman noted that this was a design review public hearing, and B. Parker read the abutters list. The Chairman then recognized Matt Peterson of Keach-Nordstrom and Associates, the engineer for the project proposed by Steve Trombly. M. Peterson stated that they are proposing a 13-lot open space subdivision, and before the Board tonight was a conventional layout submitted to “prove out” the number of lots that could then be designed into an open space subdivision. M. Peterson noted that there were no waivers being requested, that the back piece had a 600 foot cul-de-sac, and the front “field” had a loop road with the loop beginning at 600 feet. M. Peterson then proceeded to explain the sheets within the plan set showing the plans and profiles for the roadways associated with a “conventional plan”.

Board wanted to know if Matt has developed anything with open space. M. Peterson responded that he had met with D. Fitzpatrick and looked at preserving the front field as the area that had the open space significance.

In general the Board felt this was good progress in conserving land. Discussion then ensued regarding the design of a loop road off of a loop road (existing Homestead Circle) and at what point does this constitute a dead end road. B. Parker explained that a dead-end road consists of a length of road that ends at 600' with only one way in and one way out. If, at the end of 600' an alternative is provided, such as a loop that a vehicle can either go one way or another to reach a point farther back, then it is not a dead-end, there is an alternative route provided.

The Board questioned whether any waivers were needed for this conventional layout. Matt Peterson said no waivers.

The Chairman then opened the public hearing and recognized J. Mitchell, 69 Homestead

Circle who said that a realtor told him that their would be no developing. Mr. Mitchell wanted to know if there will be a noise and privacy abatement.

Kathy Bauer, North River Road abutter, wanted to know of any other egress, and noted concerns on traffic and emergency access.

Barbara Dixon asks if Milford has a two acre minimum.

S. Sareault stated that the Board looks at the parcel of land in the underlying district proven number of lots, and if they can get 13 lots using a conventional 2-acre density then that gets designed into an open space subdivision where they can be creative with lots sizes.

Abutter Bob Howard asked about traffic issues clustering houses back off Homestead Circle and resulting traffic safety with all the traffic feeding through Homestead Circle to North River Road. B. Parker stated that there would be ten to twelve trips a day out of each home about 120-150 trips in and out during each day.

Then Chairman then closed then the public hearing.

J. Dannis felt that the applicant deserved some feedback. S. Sareault asked the staff to look at the design review plan. B. Parker stated that the site was straightforward enough that staff could provide a recommendation on the layout and density determination without having to bring in an outside review. D. D'Amato then made a motion to table the conventional plan for density determination until the February 17th meeting. W. Fitch seconded and all in favor.

10. Jamin Warren/Wyman Farm, LLC – Ponemah Hill Road – Maps 54, Lots 1, 1-1 & Map 53, Lots 25, 26 – Design Review for Open-Space Subdivision of thirteen lots. (Public Hearing)

The Chairman noted that this was a design review public hearing, and B. Parker read abutters list. The Chairman read a letter submitted by abutters Nicole and Tim Forrence that expressed concerns with the minimal frontages on the open space lots, increased traffic, and with wanting possible easements for buffers.

The Chairman then recognized Ray Shea of Sandford Engineering, representing developer Jamin Warren. R. Shea explained that the intent here was to consolidate three lots off Ponemah Hill Road, and resubdivide into a 13-lot open space subdivision. One house would contain the existing Warren residence

R. Shea showed the Board a conventional concept with loop road. The 13 lots meet town regulations and no waivers are necessary. The density is based on residential two acre minimum. So based on this concept came up with thirteen lots open space. Regarding the proposed open space layout, R. Shea explained that a waiver will be requested for length of the dead-end, in order to locate lots to the easterly end of the property and preserve the rural road frontage. The extended road would also provide potential access to

undeveloped tracts to the east.

Board expressed concerns with cul-de-sac because it looks steep, there could be wetlands issues, and with snowplowing. R. Shea answered that they would be cutting down the knob and grading it out and there would be refining of the plan. The septic looks tight but he feels it is workable. Has 36.8 acres overall of open space and providing 11.2% than required.

The Chairman opened the public hearing.

Jamin Warren – Wants to know what board is looking for after listening to the conversations from conversations with abutters.

The Board expressed concerns that some abutters might think there is a connector to property to the south.

Frank Stetson, property owner to the west, asked about the Board's philosophy relative to dead end roads and open space. David Asselin – told board that previous applicant was getting grief to give access and that this project had similar issues.

The Chairman then closed the public hearing

The Board then discussed issues regarding dead end road policy and how the Board says that nothing over 600 feet for a road would be approved. The Board also discussed what its philosophy was regarding open space preservation. Chairman Sareault asked if Staff felt comfortable with providing a recommendation on the number of lots that could be appropriate for this site, based on the conventional layout. B. Parker stated that no outside engineer is necessary for this, staff could provide the recommendation. W. Fitch made a motion to table the conventional layout for density determination by staff until the February 17th meeting, seconded by J. Dannis, all in favor.

There being no more business, the Chairman adjourned the meeting at 10:30 PM.

January 20, 2004, Planning Board minutes approved by the Milford Planning Board on May 4, 2004, upon a motion by Jim Dannis, seconded by Noreen O'Connell, and unanimously in favor.